

PLAN COMMISSION MEETING  
FEBRUARY 6, 2018 - 5:00 P.M.

Members Present: Fred Horne, Mike Kastens, Mike Montello, Ron Volkert, David Wilford, David Tyvoll and Sarah Skinner (ex-officio)

Members Absent: MaryKay Rice

Others Present: Tanya Batchelor, Beth Thompson, Dan Licht, Steve Hirsch, Shaun Bird, Brian Johnston and Noah Wiedenfeld

Fred Horne called the meeting to order and roll call was taken.

Mike Kastens moved to adopt the agenda as presented, seconded by David Wilford and carried.

Mike Montello moved to approve the minutes of the previous meeting on December 4, 2017, seconded by David Tyvoll and carried.

**New Richmond School District Request to Extend Bridge Program**

Brian Johnston presented the School District's request to extend the bridge program at 451 East Fifth Street for two additional school years. The School District originally received permission to use this location for the Bridge Program on June 29, 2016 for two school years. Their plans for a permanent location have been delayed. No complaints have been received on this project.

Mike Montello moved to allow the School District to extend use of this site for two additional school years, seconded by David Wilford and carried.

**Public Hearing**

Fred Horne declared the Public Hearing open to discuss the following:

- a) Amend Section 121-9.B.8 of the Zoning Ordinance related to secondary front setbacks and a Certified Survey Map for Lots 5, 6, 38 and 39 of the James Place PUD.

Dan Licht explained the amendment to the PUD is related to secondary front setbacks and the Certified Survey Map is for Lots 5, 6, 38 and 39 in James Place. The last two building slabs were poured five feet to the west of the plan. The building center line shifted as well. There is also additional right-of-way that needs to be dedicated as part of this CSM. The Development Review Committee recommended approval.

- b) Amend Section 121-9.B.16 of the Zoning Ordinance related to the PUD site plan and Certified Survey Map for Lots 140 and 141, as well as building plans for Lots 140 to 145 of the Woodland Creek PUD.

Dan Licht explained the amendment to the PUD for Woodland Creek. Shaun Bird, the owner of these lots, explained the driveway would be too steep if they faced the original direction. There was discussion regarding the original home designs in comparison to the proposed designs from Shaun.

Fred Horne declared the Public Hearing closed.

Mike Montello moved to approve an amendment of the James Place PUD and CSMs for Bass Lake, Inc., subject to the following conditions:

1. Lots within the James Place PUD shall be subject to the following front and side yard setback requirements:

Interior Street		Side
Primary Front	Secondary Front	
25ft.	20ft.	14ft.

2. All grading, drainage, and erosion control issues shall be subject to review and approval of the Building Inspector and Public Works Director.
3. All utility issues shall be subject to review and approval of the Public Works Director.
4. The CSM for Lot 1 (proposed Lot 62) shall be revised to provide a drainage and utility easement with a minimum width of 10 feet parallel to the north lot line as required by Section 117-41.C.1 of the Subdivision Ordinance.

Motion was seconded by Mike Kastens and carried.

Mike Montello moved to approve an amendment of the Woodland Creek PUD and CSM for Shaun Bird, subject to the following conditions:

1. Plans for building elevations and floorplans shall be subject to review and approval of the Plan Commission.
2. All grading, drainage, and erosion control issues shall be subject to review and approval of the Building Inspector and Public Works Director.
3. All utility issues shall be subject to review and approval of the Public Works Director.

Motion was seconded David Wilford and carried.

#### **Amendment to Table 3 of Zoning Ordinance**

Noah Wiedenfeld explained the amendment to Table 3 to add Accredited Agriculture Education Facility as a conditional use within Z1 and Z2 districts. Mike Montello moved to approve the Zoning Ordinance amendment allowing for accredited agriculture education facilities as a conditional use within the Z1 and Z2 Districts, seconded by David Tyvoll and carried.

#### **Goat Ordinance**

Noah Wiedenfeld explained the goat ordinance and the revisions from the previous meeting. Discussion followed. Mike Montello moved to approve the goat ordinance with revisions as discussed with the further change in reference to horns, seconded by Mike Kastens and carried.

#### **Certified Survey Map and Site Plan from Robin Haffner**

Dan Licht explained the Certified Survey Map from Robin Haffner. Robin has been working with staff to subdivide this property and he presented a concept for possible future development.

Discussion followed. Each lot will pay impact fees as they are constructed. The Development Review Committee recommended approval with conditions. Mike Montello moved to approve the CSM with the following conditions:

1. The CSM shall be revised such that Lot 1 has a minimum width of 80 feet as defined by the Zoning Ordinance.
2. A declaration establishing rights and responsibilities for shared driveway access to 140<sup>th</sup> Street within the roadway easements dedication by the CSM shall be submitted for approval by City staff, executed by the property owner, and recorded with St. Croix County.
3. Park dedication requirements for the proposed CSM shall be satisfied as a cash fee in lieu of land paid as an impact fee at the time the building permit is issued; future resubdivision of the lots shall be subject to further park dedication requirements, including land dedication, in effect at the time of approval.
4. Single family dwellings constructed upon Lots 3 and 4 shall connect to City sanitary sewer and water utilities; all utility issues are subject to review and approval of the Public Works Director.
5. All grading, drainage, and erosion control issues are subject to review and approval of the Public Works Director.
6. The CSM shall be revised to provide drainage and utility easements at the full perimeter of Lots 1, 2, and 3 as required by Section 117-41.C.1 of the Subdivision Ordinance; all easements are subject to review and approval of the Public Works Director.

Motion was seconded by Mike Kastens and carried.

Mike Montello moved to adjourn the meeting, seconded by Fred Horne and carried.

Meeting adjourned at 5:41 p.m.

Tanya Batchelor  
City Clerk